



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 4, 2016

Agenda Item: Deer Creek South Plat 1 Final Plat

Report Date: September 28, 2016 *ESC*

Prepared by: Emily Bodeker
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Deer Creek South Plat 1 Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$69,773.25 for 16-inch water main along East 1st Street, 12-inch water main along NE Four Mile Drive and 8-foot trail along NE Four Mile Drive.

Project Summary:

The proposed Deer Creek South Plat 1 final plat is 42.77 acres and consists of two multi-family residential lots, one outlot for future development and one outlot for regional storm water detention. The plat is located north of East First Street and west of NE Four Mile Drive. A site plan will need to be submitted and reviewed before development of lots 1 and 2. Outlot Y will need to be replatted before it is developed.

Project Report:

- Streets:** The general layout extends NE Four Mile Drive north off of East First Street approximately 1,800 feet. Lots 1 and 2 will be accessed off of NE Four Mile Drive. ROW will be deeded to the City for East First Street.
- Water:** Sixteen-inch water main will be extended east along East First Street. Twelve-inch water main will be extended north along NE Four Mile Drive.
- Sewer:** A combination of fifteen and eight inch sanitary sewer will be extended south from the Deer Creek Trunk Sewer Phase 4 project to the north.
- Drainage:** Generally storm water in this plat will flow west to Deer Creek. Outlot Z will be utilized for regional detention.
- Parkland:** The developer is proposing to provide some of the required park site dedication to the City through the transfer of park land in a future plat. The remaining amount will be payment in lieu of dedication. A parksite dedication agreement will be required for this arrangement.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT:

Deer Creek South Plat 1

NAME OF OWNER/Developer:

Deer Creek Estates LLC

GENERAL INFORMATION:

PLAT LOCATION: North of E. 1st Street west of NE Four Mile Drive

SIZE OF PLAT: 42.77 acres

ZONING: Deer Creek PUD

LOTS:

NUMBER: 2 lots, 2 outlots, 2 street lots

SIZE/DENSITY: Lot 1:12.39 acres Lot 2:11.20 acres

USE: MDR

BUILDING LINES:

Front:

- 35 feet from NE Four Mile Drive
- 30 feet from internal public street ROW
- 25 feet from back of curb, private street (garage front)
- 10 feet from back of curb, private street (non-garage front)

Rear: 30 feet (decks may extend 12 feet into rear yard)

Side: None (12 foot minimum building separation)

PARK SITE DEDICATION: The developer is proposing to provide some of the required park site dedication to the City through the transfer of park land in a future plat. The remaining amount will be payment in lieu of dedication. A parksite dedication agreement will be required for this arrangement. Deer Creek South Plat 1 requires 2.359 acres of parkland to be dedicated.

ADJACENT LANDS:

NORTH: Future Deer Creek South Development

SOUTH: Undeveloped land located in the County

EAST: Future Deer Creek South Development

WEST: R-1 property located within City limits

STREET DEVELOPMENT:

NAME: NE Four Mile Drive

LENGTH: Approximately 1,800 lineal feet

CLASSIFICATION: Arterial

R.O.W. (REQ'D./PROV.): 80'/80'

PAVEMENT WIDTH: 37'

WASTE WATER:

PROJECTED FLOWS: 42.77acres X 3,000 gal/day/acre = 128,310 GPD Est.

TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Deer Creek Trunk Sewer Phase 4

STORM WATER:

BASIN FLOWS: This plat lies in the Deer Creek Development Basin.

WATER SYSTEM

PROJECTED USAGE: 42.77 acres x 1000gallons/day/acre= 42,770 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.